

# \$739,000 - 5304 104a Street, Edmonton

MLS® #E4428485

**\$739,000**

4 Bedroom, 3.50 Bathroom, 1,678 sqft  
Single Family on 0.00 Acres

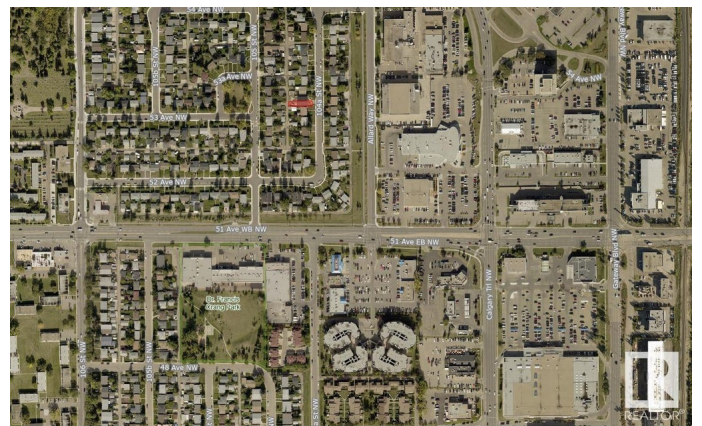
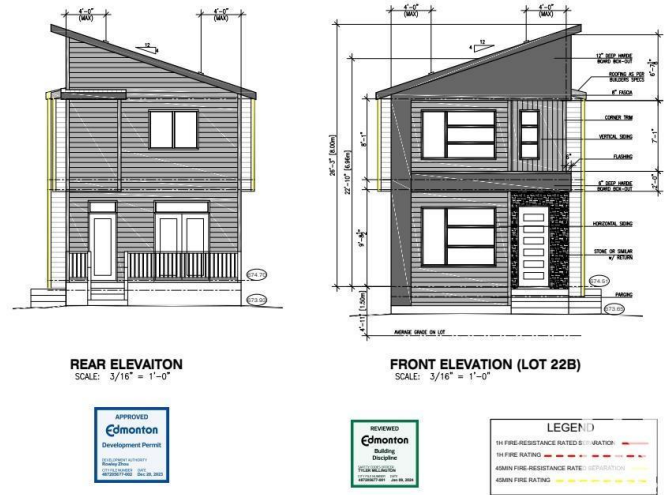
Pleasantview (Edmonton), Edmonton, AB

This beautiful infill home is located in the highly sought-after Pleasant View area, just a short distance from Southgate Mall. Its prime location offers easy access to all amenities, making it an ideal choice for convenience and lifestyle. This is a unique chance, with the opportunity to still customize your walls and flooring. The main floor features living and dining area, a spacious kitchen, a half bath, mudroom, foyer, and a deck – perfect for both entertaining and everyday living. Upstairs, you will find a master bedroom complete with a full ensuite bath and walk-in closet, along with two additional bedrooms and a full bathroom. The basement offers extra space with a bedroom, a full bathroom, and a large rec room. The home also includes a FULLY FINISHED LEGAL SUITE WITH SEPERATE ENTRANCE. The property has detached double garage. Every corner of the house has been thoughtfully designed to maximize space and functionality, windows fill the home with natural light.

Built in 2024

## Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4428485  |
| Price    | \$739,000 |
| Bedrooms | 4         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,678                  |
| Acres          | 0.00                   |
| Year Built     | 2024                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 5304 104a Street        |
| Area        | Edmonton                |
| Subdivision | Pleasantview (Edmonton) |
| City        | Edmonton                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T6H 2M1                 |

### **Amenities**

|           |  |
|-----------|--|
| Amenities | Deck, No Animal Home, No Smoking Home, Infill Property, HRV System |
| Parking   | Double Garage Detached   |

### **Interior**

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | See Remarks               |
| Heating           | Forced Air-1, Natural Gas |
| Fireplace         | Yes                       |
| Fireplaces        | Glass Door                |
| Stories           | 3                         |
| Has Basement      | Yes                       |
| Basement          | Full, Finished            |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |

Foundation            Concrete Perimeter

### **School Information**

Elementary            Lendrum School

Middle                Donnan School

High                    Strathcona School

### **Additional Information**

Date Listed            April 1st, 2025

Days on Market      2

Zoning                 Zone 15

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Listing information last updated on April 3rd, 2025 at 7:02pm MDT